

# Preliminary Assessment Report

## Project 3029704, 911 N 50TH ST

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**Assessment Completed:** 10/12/2017

**Project Description:** Unit lot subdivision for project #6543555

**Primary Applicant:** [Julian Weber](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Seattle Department of Construction and Inspections (SDCI) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with SDCI. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### SDCI Drainage Requirements

Matthew Bateman, (206) 615-1229, [Matthew.Bateman@Seattle.gov](mailto:Matthew.Bateman@Seattle.gov)

#### SDCI Land Use Requirements

Malli Anderson, (206) 233-3858, [Malli.Anderson@Seattle.Gov](mailto:Malli.Anderson@Seattle.Gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

#### Seattle Department of Transportation Requirements

Rachel Huck, (206) 386-1108, [Rachel.Huck@seattle.gov](mailto:Rachel.Huck@seattle.gov)

#### Seattle Public Utilities Requirements

Lan Chau, (206) 727-3584

### Other Resources

- General questions about the permit process: Contact the SDCI Applicant Services Center (ASC) at 206-684-8850.

- User-friendly guides to city permitting processes: [SDCI](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## Requirements

### **SDCI Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

**\*\*The new 2016 Stormwater Code becomes effective on January 1, 2016. Projects with an accepted application (successful SDCI permit intake) date after December 31, 2015 will be reviewed under the new code. The drainage requirements indicated below are based on the 2016 Stormwater Code. If your project will be submitted prior to January 1, 2016, please contact the SDCI Drainage Reviewer to determine drainage requirements.\*\***

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: **N 50th St**

Sanitary sewer main size: **8"**

Storm drainage main location: **Whitman Ave N**

Storm drainage main size: **12"**

Combined sewer main location: **N 50th St (Opposite Side of Street on bypass road)**

Combined sewer main size: **8"**

#### **Drainage**

The storm drainage point of discharge (SMC 22.805.020) is located at: **Curb Weep hole**

#### **Wastewater**

The wastewater point of discharge (SMC 21.16.070.B) is located at **Public Sanitary Sewer**.

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following: **Built-As Combined Sewer**.

#### **Side Sewer**

##### **Other side sewer issues:**

Side sewer/drainage easements and JUMA required. See "Other Requirements" below.

#### **Other Requirements**

- Provide Side Sewer Easements for proposed drainage and sanitary side sewers to provide access for each Unit Lot to N 50th St and provide Drainage Easements for all shared drainage facilities (e.g. detention tanks, infiltration trenches, permeable pavement facilities, etc.) Also, provide a Joint Use and Maintenance Agreement (JUMA) for shared sanitary and drainage side sewers and shared drainage facilities in the Unit Lot Subdivision similar to the following: "The cost of maintenance, repairs, or reconstruction of that portion of the side sewer and drainage lines and facilities used in common shall be borne in equal shares, except that the owners of any lower parcel shall not be responsible for the part of the side sewer above their connection; and when necessary to repair, clean or reconstruct the sewer line, the parties to this agreement shall have a right of entry for that purpose."

### **SDCI Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at SDCI permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to SDCI permit application intake.

## **N 50TH ST**

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Existing curbcuts that will no longer be used are required to be removed, and the curblines reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT.

## **Seattle City Light Requirements**

### **Street/Alley Requirements**

#### **N 50TH ST**

Other requirements: There are overhead high voltage lines along N 50th St which may impact future development. Both permanent and working clearances are required from these power lines. Fourteen (14) feet radial clearance is required between power lines and any part of the permanent structure per Seattle City Light Construction Standard D2-3, (<http://www.seattle.gov/light/engstd/docs2/d2-3.pdf>).

### **Easements**

SCL blanket power easement over the entire parent parcel is required. Property survey may be required at project's expense. For parcel A of LBA #3025476, a blanket easement is needed.

SCL power easement over the property exists.

Construction over the existing SCL power easement is not allowed.

Other requirements: Parcel A requires separate electrical service within City Light's easement. For unit lot subdivisions, the parent parcel is considered one development site. The electrical service to the new buildings will need to be consolidated from one service strike from SCL's distribution system. Per SCL Requirements for Electric Service Connection, <http://www.seattle.gov/light/contractors/resc/>, Chapter 5, page 28: "Single Service Rule", Seattle City Light will provide only one service to a site or building. Please contact your Electrical Service Representative well in advance of construction for clarification and electrical service advice.

### **Notes to Applicant**

For new service, please contact the Electrical Service Representative for your area several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. The design of the distribution system to serve the site shall be within the sole discretion of City Light. An Application for Electrical Service must be submitted to Seattle City Light. The Electrical Service Representative should also be contacted to coordinate electrical disconnections prior to demolition and temporary power for construction. Your Electrical Service Representative is: Brigitte Arrington, 206-684-8064, [brigitte.arrington@seattle.gov](mailto:brigitte.arrington@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light early in the permit process could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### **SDOT Permitting Information**

Initial Review Deposit: To be determined

SDOT Plan Requirements: Plan

SDOT Permit Requirements: Group 1:Over-the-Counter. Obtain from SDOT anytime prior to construction in the right of way.

### **City planning context**

Site is located adjacent to a planned or proposed project identified in the [Bicycle Master Plan](#). Proposed protected bike lane

The following current and upcoming projects may affect the right-of-way adjacent to your project:

## **Street Improvement Requirements**

### **N 50TH ST**

Street trees are required. SDOT Urban Forestry recommends providing street trees in a 5'-wide (minimum) planting strip, located between the sidewalk and the curb. If existing conditions preclude the preferred location, street trees can be accommodated adjacent to the right-of-way on private property. Per SMC 15.43.040, private property owners are responsible for the planting and maintenance of street trees in accordance with Standard Plan 100 and SDOT's Street Tree Manual. Refer to the Right-of-Way Improvements Manual (ROWIM) 4.14 for design criteria. Remove concrete from planting strip. Match alignment of development to the west.

New/replacement driveway: If there is a concrete curb in front of the project, the Street Use curb cut permit is issued by DPD. If there is not a concrete curb in front of the project, a Group 2 Street Use permit must be issued by Street Use. Refer to Standard Plan 430 for driveway curb cut standards.

Reinstall curb and planting strip at existing, unutilized driveway. See Seattle Right of Way Improvements Manual (ROWIM) and the City of Seattle Standard Plan 410.

## **SPU Requirements**

### **Flow Control Compliance**

Soil Amendment. Retain and protect undisturbed soil in areas not being developed, and prior to completion of the project, amend all new, replaced, and disturbed topsoil (including construction lay-down areas) with organic matter to the extent required by and in compliance with the rules promulgated by the Director.

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to SDCI Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your SDCI intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our SDCI intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).